



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012-2713

JOHN F. KRATTLI  
County Counsel

October 8, 2013

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

TELEPHONE  
(213) 974-1930  
FACSIMILE  
(213) 613-4751  
TDD  
(213) 633-0901

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

**#29 of OCTOBER 8, 2013**

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**Agenda No. 5**  
**08/27/13**

**Re: PROJECT NUMBER R2011-01290-(5)**  
**CONDITIONAL USE PERMIT NUMBER 2011-00120-(5)**  
**FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing on the above-referenced permit to authorize the construction, operation, and maintenance of a public utility service yard and public utility service center on a 4.8-acre property located in the unincorporated community of Quartz Hill, applied for by Quartz Hill Water District. At the conclusion of the hearing, your Board indicated an intent to approve the permit and instructed our office to prepare findings and conditions for your consideration. Enclosed are findings and conditions for your consideration.

Very truly yours,

JOHN F. KRATTLI  
County Counsel

By

*Elaine M. Lemke*  
ELAINE M. LEMKE  
Principal Deputy County Counsel

APPROVED AND RELEASED:

*Richard D. Weiss*  
RICHARD D. WEISS  
Chief Deputy

EML:vn  
Enclosures

c: William T Fujioka, Chief Executive Officer  
Sachi A. Hamai, Executive Officer, Board of Supervisors

**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
PROJECT NUMBER R2011-01290-(5)  
CONDITIONAL USE PERMIT NUMBER 2011-00120-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Project No. R2011-01290-(5) consisting of Conditional Use Permit No. 2011-00120-(5) ("CUP") and Zone Change No. 2012-00003-(5) ("Zone Change") on August 27, 2013. The County Regional Planning Commission ("Commission") previously conducted a duly-noticed hearing on the CUP and Zone Change on July 10, 2013.
2. The permittee, Quartz Hill Water District ("permittee" or "District"), requests the CUP to authorize the establishment and authorization of a Development Program to authorize the construction, operation, and maintenance of a public utility service yard and public utility service center ("Project") in the C-3-DP zone pursuant to Los Angeles County Code ("County Code") sections 22.28.180, 22.28.210, and 22.40.030, et seq.
3. The permittee also requests the related Zone Change to change the zoning of the 4.8-acre subject property from the R-1-7,500 (Single-Family Residence–7,500 Square Foot Minimum Required Lot Area) zone to the C-3-DP (Unlimited Commercial–Development Program) zone.
4. The permittee proposes to construct, operate, and maintain an operations building and maintenance facility on an approximately 4.8-acre, four-parcel site in the unincorporated community of Quartz Hill. The facility will be comprised of both a public utility service center (a permitted use in the C-3 zone) and a public utility service yard (a use requiring a conditional use permit in the C-3 zone). A public utility service center is defined in the County Code as a location used for the administration of public utilities, not including warehouses or storage yards. A public utility service yard is defined as a location used for office, warehouse, storage yard, or maintenance garage of a public utility.
5. The Project will house the following: a Supervisory Control and Data Acquisition ("SCADA") system that monitors all water flows, well sites, and water distribution and storage; and a water quality laboratory for use in maintaining water quality parameters. Both the SCADA and the laboratory will allow for real time monitoring of the permittee's facilities, consistent with the California Department of Public Health recommendations. The service yard will be used as a warehouse to store the permittee's materials and equipment, and allow for on-site repair of equipment such as water meters.
6. The Project site is located on Avenue L west of 50th Street West within the Quartz Hill Zoned District ("Project Site").

7. The site plan depicts the Project Site with a new two-story 31,194-square-foot building, measuring approximately 100 feet by 300 feet, in a western-frontier ranch style. The building is divided into three main areas: (1) an operations center measuring 6,194 square feet housing a public counter, offices, conference rooms, and the permittee's board room; (2) a storage/warehouse facility measuring 7,335 square feet; and (3) a vehicle and equipment parking area measuring 15,000 square feet. Also included in the building is an 817-square-foot maintenance shop and an electrical telecom room of 98 square feet. An additional 1,750 square feet is located in a second-story mezzanine in the operations center. Parking for 59 vehicles for customers and employees, including three disabled-accessible spaces and seven spaces for service trucks is depicted at the front and sides of the building. A total of 13,695 square feet of landscaping is provided on-site. Ingress and egress to the Project Site is provided by two new 52- and 30-foot-wide driveways accessing Avenue L and one 26-foot-wide driveway off of 50th Street West.
8. Surrounding properties are zoned as follows:  
  
North: A-1-10,000 (Light Agricultural-10,000 Square Feet Minimum Required Lot Area);  
South: R-1-7,500;  
East: R-1-7,500, CPD (Commercial Planned Development); and  
West: R-1-7,500.
9. Surrounding land uses are as follows:  
  
North: Single-family residences and vacant land;  
South: Single-family residences;  
East: Vacant land and commercial structures; and  
West: Single-family residences.
10. Previous zoning on the Project Site is as follows: Ordinance No. 6009 on July 8, 1952 established the zoning for the site to be R-A-10,000 (Residential Agricultural-10,000 Square Feet Minimum Required Lot Area) zone. Ordinance No. 7183 on August 2, 1957 changed the zoning for the site from R-A-10,000 to R-1-7,500 zone.
11. The Project Site is located within the "1" (Low Density Residential) land use category on the Los Angeles County General Plan ("General Plan") and the U1 (Urban 1) and C (Community Commercial) land use categories of the Antelope Valley Areawide Plan ("Community Plan"). The 1 designation in the General Plan is intended for large lot estates and typical suburban development with densities ranging from one to six dwelling units per gross acre. The U1 designation in the Community Plan is intended for residential uses from 1.1 to 3.3 dwelling units per acre, and the C designation in the Community Plan is intended for retail sales most commonly found in shopping centers such as supermarkets, drug stores, small clothing stores, hardware stores, and donut

manner that will complement the Quartz Hill community and the immediate neighborhood.

16. The following policy of the Community Plan is applicable to the Project:

*Land Use Policy 4: Accommodate population and land use growth in a "centralized," rather than a uniformly "dispersed" pattern, providing for a broad range of densities and types of uses. Higher density and intensity uses will be structured at the "core" or "cores" of the community around which lower intensity uses will be grouped. Lowest density uses should be located at the periphery of the community.*

The Project is consistent with this policy. The permittee will centralize its facilities in a single location within the community of Quartz Hill. The proposed facility will be in an established area with existing development nearby. It will provide a convenient place where permittee's customers can conduct business and where the permittee can conduct its day-to-day activities. It will be built in an area considered "core" under the Community Plan.

17. Pursuant to section 22.28.220 of Title 22 of the County Code (Zoning Code), establishments in the C-3 zone are subject to the following development standards: not more than 90 percent of the net area of the Project Site shall be occupied by buildings, a minimum of 10 percent of the net area of the Project Site shall be landscaped; and, adequate parking must be provided for the Project Site as required by Part 11 of Chapter 22.52 of the Zoning Code. The Project complies with each of these standards. Buildings on the Project Site will not exceed 90 percent of the net area and 10 percent of its net area will be landscaped. Parking for 59 vehicles will be provided for the Project, which meets the requirements of the Zoning Code.
18. The proposed Project is compatible with the surrounding community. By designing a building with a compatible architectural style and with a massing and bulk that is context sensitive, the Project is appropriate for the immediate area. Its two-story design and frontier-western architectural style blends in well with the community. By centralizing many outdated and dispersed locations into a central facility, the community will benefit from a new state-of-the-art building that will allow the permittee to meet its mission while providing the community with a new asset.
19. The County Department of Public Works ("Public Works") recommends approval of this Project and has recommended conditions of approval, which are included in the Project's conditions. The County Fire Department ("Fire Department") recommends approval of this Project because the Project will provide adequate fire access, water flow, and fire suppression technology. The County Department of Parks and Recreation ("Parks and Recreation") has indicated that the proposed Project will not have impacts to its facilities. The County Department of Public Health ("Public Health") recommends approval of the

Project with recommended conditions pertaining to construction and operational noise impacts, conditions that are included in the Project's conditions.

20. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
21. Pursuant to section 22.60.230 (B) (2) of the Zoning Code, because the Project approvals included a recommendation by the Commission to the Board on the Zone Change, the CUP was called up for review by the Board concurrently with the requested Zone Change.
22. At the Board and Commission hearings, the only individuals testifying were representatives of the permittee, who testified in favor of the Project. Prior to the Board hearing, one email was received indicating opposition to the Project, asserting that the Zone Change would alter the character of the area. No other correspondence regarding the Project was received either by the Board or the Commission.
23. The Board finds that the adopted General Plan for the area designates the Project Site as U1 and it is designated C in the Community Plan. The U1 designation permits residential uses from 1.1 to 3.3 dwelling units per acre, and the C designation permits commercial and retail uses. The Board finds that a zone change to C-3-DP will ensure that the zoning and land use designations for the Project are consistent with each other. Furthermore, the Board finds that the Community Plan allows for flexibility in permitting the type of use applied for by the permittee by allowing for public or semi-public uses within various land use classifications and the Project will be a community-serving use and its design has been reviewed and approved by the community.
24. The Board finds that the proposed use will be consistent with the adopted General Plan for the area.
25. The Board finds that with the requested Zone Change of the Project Site from R-1-7,500 to C-3-DP, the CUP is required to address establishment and implementation of a development program for the Project.
26. The Board finds that the permittee has submitted a development program, consisting of a site plan and progress schedule that complies with the requirements of section 22.40.050 of the Zoning Code.
27. The Board finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the permittee and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, and development needs of the area.

28. The Board finds that the Project will be compatible with the surrounding area and uses. The Project Site is appropriate for the use because it is able to accommodate the proposed building while keeping negative impacts to a minimum. The Project has been designed so that work vehicles entering the site will travel to the back of the Project Site, and the garage and warehouse are located indoors, so no work will be performed outside, and the garage doors will be closed at the end of the workday. The Project will be further conditioned to limit noise-inducing activities to ensure compatibility with neighboring residences, except where needed in cases of emergency. The Project will provide a service that will be used by residents living in the surrounding area.
29. The Board finds that the requested use at the location proposed will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
30. The Board finds that the Project Site is 4.8 acres and easily accommodates all facilities, parking, landscaping, and all other development features. No variances from standards are necessary. The offices for the permittee will be located in the front of the building, fronting west Avenue L, while the garage and warehouse will be located at the back, hidden from public view. Landscaping will further aid in buffering any impact from neighboring uses.
31. The Board finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in the Zoning Code, or as otherwise required in order to integrate said use with the uses in the surrounding area.
32. The Board finds that access to the Project Site is from Avenue L, a 60-foot-wide street, and 50th Street West, a 90-foot-wide street, which are sufficiently wide to accommodate the type and quantity of pedestrian, bicycle, and vehicle traffic that would be generated by the Project. All other services (electricity, telephone, gas, water) are proximate to the Project Site.
33. The Board finds that the Project Site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate and other public or private service facilities as required.
34. The Board finds that the Project Site is located within a residential neighborhood with residences to the north, west, and south of the subject property. The Project has been designed so that work vehicles entering the Project Site will travel to the back of the property. The warehouse and garage are located within the structure. No work will be performed outdoors, and Project conditions will require

the garage doors to be closed at the end of the workday. Furthermore, due to the proximity of the garage and warehouse uses to nearby residential uses, and to ensure the long-term compatibility of the facility with the residential neighborhood, Public Health found that restricting the noise levels for the facility during nighttime hours is necessary to protect the public. Except in cases of emergency, the Project has been conditioned to comply with acceptable exterior noise levels for residential properties during nighttime hours, as determined by Public Health.

35. The Board finds that the permittee is the Lead Agency for the Project pursuant to CEQA and has previously approved the Project. The Project also requires the CUP and Zone Change from the County, and in that connection, the County is a Responsible Agency under CEQA, with permitting authority for those entitlements. As Lead Agency, the permittee analyzed the environmental impacts of the Project in the MND which was certified by the permittee on July 26, 2012. The MND prepared by the permittee includes Response to Comments dated July 26, 2012, and identifies mitigation measures to be implemented as part of the Project.
36. The Board reviewed and considered the MND, including the Response to Comments, and finds that the MND reflects the independent judgment of the Board. As stated in the MND, identified impacts from the Project, including impacts to cultural resources, can be reduced to acceptable levels with the mitigation measures identified in the MND and incorporated as conditions of this grant.
37. The Board finds that the County prepared a Mitigation Monitoring and Reporting Program ("MMRP") consistent with the MND, and the MMRP's requirements have been incorporated into the conditions of approval for this Project.
38. The Board finds that the MMRP prepared in conjunction with the MND identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse environmental impacts of the Project is ensured.
39. The location of the documents and other materials constituting the record of proceedings upon which the Board of Supervisors decision is based in this matter is at the Los Angeles County Department of Regional Planning, Hall of Records, 320 West Temple Street, 13th Floor, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE BOARD CONCLUDES:**

- A. That the proposed use will be consistent with the adopted General Plan for the area.

- B. That, with the attached conditions, the requested use at the location proposed will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the Zoning Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.
- E. The development program, as approved through the CUP, provides necessary safeguards to ensure completion of the Project by the permittee and to forestall the substitution of a lesser type of development contrary to the public convenience, welfare, or development of the area.
- F. That the information submitted by the permittee and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in section 22.56.090 of the Zoning Code.

**THEREFORE, THE BOARD OF SUPERVISORS:**

- 1. Certifies that as a Responsible Agency under CEQA, the Board considered the MND together with any comments received during the public review process, found on the basis of the whole record before the Board that, with the mitigation measures identified in the MND, there was no substantial evidence that the Project would have a significant effect on the environment; found that the MND reflected the independent judgment and analysis of the Board, and adopted the Mitigation Monitoring and Reporting Program prepared by the County for the Project at the close of the public hearing on the Project; and
- 2. Approves Conditional Use Permit No. 2011-00120-(5) subject to the attached conditions.



**CONDITIONS OF APPROVAL  
PROJECT NUMBER R2011-01290-(5)  
CONDITIONAL USE PERMIT NUMBER 2011-00120-(5)**

1. This grant authorizes the construction, operation, and maintenance of a public utility service yard and the establishment and implementation of a Development Program for the construction, operation, and maintenance of a public utility service center for the Quartz Hill Water District on a 4.8-acre property in the unincorporated community of Quartz Hill located at 41241 North 50th Street West, subject to the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the adoption of an ordinance changing the zoning of the subject property under Zone Change No. 2012-00003 from the R-1-7,500 (Single-Family Residential-7,500 Square Foot Minimum Required Lot Area) zone to the C-3-DP (Unlimited Commercial-Development Program) zone by the Los Angeles County ("County") Board of Supervisors, and that ordinance becomes effective.
4. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the necessary documents have been recorded as required by Condition Nos. 9 and 28; and until all required monies have been paid pursuant to Condition Nos. 13, 15, and 18. Notwithstanding the foregoing, this Condition No. 4 and Condition Nos. 3, 6, 7, and 17 shall be effective immediately upon the date of final approval of this grant by the County.
5. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to section 22.60.260 of Title 22 of the Los Angeles County Code ("Zoning Code").
6. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

7. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits from which actual costs shall be billed and deducted:

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code section 2.170.010.

8. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
9. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
10. In the event that the permittee seeks to discontinue or otherwise change the use on the subject property, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
11. This grant shall expire unless used within two years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fees prior to such expiration date.
12. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a

violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file.

13. The permittee shall deposit with the County the sum of \$1,000, which amount shall be placed in a performance fund, to be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for five annual inspections after the date of final approval of this grant. Inspections shall be unannounced.
14. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time any additional inspections are required.
15. Within three days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently \$1,850. No land use project subject to this requirement is final, vested or operative until the fee is paid.
16. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") for the Project, which is attached hereto and incorporated by this reference as if set forth fully herein, and mitigation measures identified in the Mitigated Negative Declaration ("MND").
17. Within 30 days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement in the office of the Recorder, which attaches the MMRP and agrees to comply with the mitigation measures imposed therein and identified in the MND for this project. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

18. The permittee shall deposit an initial sum of \$6,000 with Regional Planning within 30 days of the date of final approval of this grant to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
19. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
20. All development pursuant to this grant must be kept in full compliance with the County Fire Department ("Fire Department") Code to the satisfaction of said department.
21. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
22. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
23. The permittee shall maintain the subject property in a neat and orderly fashion and shall maintain free of litter all areas of the premises over which the permittee has control.
24. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning and that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be for seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
25. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

26. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, three copies of a modified Exhibit "A" shall be submitted to Regional Planning within 60 days of the date of final approval of this grant.
27. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit three copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee(s) for such revision.

#### PROJECT SITE SPECIFIC CONDITIONS

28. A covenant to tie together all subject parcels on which the Project is located shall be recorded in the office of the Recorder. The permittee shall provide a copy of the recorded covenant to the Director for review and approval prior to the use of this grant.
29. Except as specified in the development program for this Project, no building or structure of any kind except a temporary structure used in developing the property according to the development program shall be built, erected, or moved onto any part of the property.
30. All improvements on the site shall be completed prior to the occupancy of any structures.
31. Where one or more buildings in the development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for the primary building or buildings.
32. Buildings shall be constructed and maintained in substantial conformance with the architectural renderings as provided in the environmental document for this Project and considered by the County Board of Supervisors.
33. All maintenance work, including repairs and fabrication of materials, shall be conducted indoors. The roll-up doors on the east side of the building shall be closed each day at the time the facility closes its daily operations.
34. Except in cases of emergency, noise generated by the facility, as measured at the subject property lines, shall not exceed acceptable noise levels for residential properties during nighttime hours as determined by the County Department of Public Health ("Public Health").
35. All outdoor storage within the maintenance yard shall comply with the outside storage provisions of Part 7 of Chapter 22.52 (Outside Storage and Display) of the County Code.

36. The permittee shall comply with all conditions set forth in the attached letters from Fire, Public Health, and Public Works, dated February 21, 2013, March 12, 2013, and April 17, 2013, respectively.

Attachments:

Mitigation Monitoring and Reporting Program

Fire Department Letter dated February 21, 2013

Public Health Letter dated March 12, 2013

Public Works Letter dated April 17, 2013

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2011-01290-(5) / CONDITIONAL USE PERMIT NO. 201100120 / ENV NO. 201100190**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.1	Cultural Resources	If human remains are found during construction there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of Los Angeles County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and the associated grave goods as provided in Public Resources Code Section 5097.98.	Suspension of construction activities until coroner can examine them and refer to Native American Heritage Commission as appropriate.	During construction	Applicant	DRP
5.2	Cultural Resources	In the event that archaeological resources are encountered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate CA Dept of Parks and Recreation Site Forms to be filed with the CA Historical Resources Information System - South Central Coastal Information Center (CHRIS), evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and the CA Office of Historic Preservation (COHP) guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the Applicant, DRP and the CHRIS as required by the COHP. The report shall include documentation of the resources recovered, a full evaluation of the eligibility with respect to the CA Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find. A full evaluation of the eligibility with respect to the CA Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find.	Suspension of construction activities until a qualified archaeologist can examine them and determine appropriate mitigation measures.	During construction	Applicant	DRP

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)  
PROJECT NO. R2011-01290-(5) / CONDITIONAL USE PERMIT NO. 201100120 / ENV NO. 201100190

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
19	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP





## COUNTY OF LOS ANGELES FIRE DEPARTMENT

Land Development Unit – Fire Prevention Division  
 5823 Rickenbacker Road  
 Commerce, California 90040-3027  
 Office (323) 890-4243 Fax (323) 890-9783

**DATE:** February 21, 2013  
**TO:** Department of Regional Planning  
 Zoning Permits North Section – Anthony Curzi  
**PROJECT #:** R2011-01290  
**LOCATION:** Avenue L, 163' west of 50<sup>th</sup> Street West, Quatz Hill

- ☐ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☒ The required fire flow for this development is **2000** gallons per minute for **2** hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☒ Install **1** Public Fire Hydrants  
 Flow Test \_\_\_ Public Fire Hydrants
- Install **3** On-site Fire Hydrants

Both public and onsite fire hydrants shall be 6" X 4" X 2 1/2", and shall conform to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. The fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

- ☒ **Comments:** The Fire Department - Land Development Unit does not have any additional comments regarding revised site plan dated 01/30/13 by the applicant.

The Fire Department has "Cleared" the CUP for Public Hearing.

The access noted on the site plan is adequate for the proposed project.

The fire flow for the three existing public fire hydrants is adequate for this project.

- ☒ **Access:** As noted on the site plan:

The Fire Department access road shall be within 150 feet of all exterior walls.

The minimum width for the Fire Department access road is 26 feet, clear-to-sky, to be posted "No Parking - Fire Lane".

When the Fire Department access road is separated by an island, the minimum width of the road shall be 20 feet, clear-to-sky, to be posted "No Parking - Fire Lane".

The minimum width for a gate opening when separated by an island is 20 feet, clear-to-sky, posted "No Parking - Fire Lane". All gate hardware is to be cleared of the access way.

The minimum width for a gate opening which is not separated by an island is 26 feet, clear-to-sky, posted "No Parking - Fire Lane". All gate hardware is to be cleared of the access way.

Each gate location is required to have an approved Fire Department locking device, and be in compliance with the Department's Regulation #5.

**COUNTY OF LOS ANGELES FIRE DEPARTMENT**

Land Development Unit – Fire Prevention Division  
5823 Rickenbacker Road  
Commerce, California 90040-3027  
Office (323) 890-4243 Fax (323) 890-9783

**DATE:** February 21, 2013  
**TO:** Department of Regional Planning  
Zoning Permits North Section – Anthony Curzi  
**PROJECT #:** R2011-01290  
**LOCATION:** Avenue L, 163' west of 50<sup>th</sup> Street West, Quatz Hill

☒ **Water:** Provide both public and on-site fire hydrant locations as noted on the site plan on page 1.

The fire flow is reduced to 2000 gpm at 20 psi for 2 hours due to the installation of fire sprinklers. The building is required to have a full NFPA 13 Fire Sprinkler System installed to have this fire flow.

☒ **Special Requirements:** Submit a minimum of 4 copies of the water plan indicating the installation of the public fire hydrant on Avenue L.

Once the project has cleared public hearing, the building plans shall be submitted to the Fire Department's Lancaster Fire Prevention Office for review. The address is 335-A Avenue K-6, Lancaster and the phone number is (661) 949-6319.

Once the project has cleared public hearing, the fire protection system plans for the fire sprinklers and the underground system for the on-site fire hydrants shall be submitted to the Fire Department's Lancaster Fire Prevention Office for review. The address is 335-A Avenue K-6, Lancaster and the phone number is (661) 949-6319.

All fire protection facilities, including access and water system requirements, must be provided prior to and during construction. Should any questions arise regarding the Fire Department's Land Development requirements, please contact our office at (323) 890-4243.

Inspector: Wally Collins



JONATHAN E. FIELDING, M.D., M.P.H.  
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.  
Acting Chief Deputy Director

ANGELO J. BELLOMO, REHS  
Director of Environmental Health

JACQUELINE TAYLOR, REHS  
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS  
Chief EHS, Land Use Program

THAO KOMURA, REHS  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5581 • FAX (626) 960-2740

[www.publhealth.lacounty.gov](http://www.publhealth.lacounty.gov)



BOARD OF SUPERVISORS

Gloria Molina  
First District

Mark Ridley-Thomas  
Second District


Zev Yaroslavsky  
Third District

Don Knabe  
Fourth District

Michael D. Antonovich  
Fifth District

March 12, 2013

TO: Anthony Curzi  
Zoning Permits North Section  
Department of Regional Planning

FROM: Thao Komura, REHS   
Division of Environmental Health  
Department of Public Health

SUBJECT: PROJECT NO. R2011-01290-(5) / CUP 201100120  
42141 NORTH 50<sup>TH</sup> STREET WEST, QUARTZ HILL

- ☒ Environmental Health recommends approval of this CUP.  
☐ Environmental Health does NOT recommend approval of this CUP.

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed the information provided for the project identified above. The CUP is for the development of an operations center and maintenance facility for the Quartz Hill Water District. Staff from Environmental Health's Toxics and Epidemiology Program offers the following comments and recommendations to minimize the potential noise impacts the project may have on surrounding residential properties:

**Construction Noise Impacts**

1. Limit construction to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday, in accordance with the Los Angeles County Noise Control Ordinance.
2. Equip all construction fixed or mobile internal combustion engine powered equipment with properly operating and maintained mufflers.
3. The existing property boundary CMU walls should serve to aid in attenuating noise during construction and facility operations.

4. The contractor shall place all stationary equipment so that emitted noise is directed away from nearby residential properties. Locate equipment farthest away from residential receptors.

**Operational Noise Impacts**

1. HVAC (air-conditioning/compressors) equipment, outside equipment, or maintenance work shall not exceed noise standards as contained in the Los Angeles County Noise Control Ordinance.
2. Conduct operational activities within structures or buildings as feasible as indicated in the CUP Burden of Proof.
3. The project shall comply with the Los Angeles County Noise Control Ordinance as found in Title 12 of the Los Angeles County Code.

For questions regarding the above comments, please contact Robert Vasquez at (213) 738-4596.



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

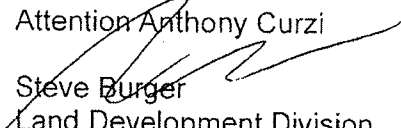
ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

April 17, 2013

IN REPLY PLEASE  
REFER TO FILE: LD-2

TO: Susan Tae  
Zoning Permits North Section  
Department of Regional Planning

Attention Anthony Curzi

FROM:   
Steve Burger  
Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201100120**  
**PROJECT NO. R2011-01290**  
**42141 NORTH 50TH STREET WEST**  
**QUARTZ HILLS WATER DISTRICT**  
**ASSESSOR'S MAP BOOK NO. 3102, PAGE 26, PARCEL NOS. 902 THROUGH 905**  
**UNINCORPORATED COUNTY AREA OF QUARTZ HILLS**

- ☒ Public Works recommends approval of this CUP.
- ☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the revised site plan for CUP No. 201100120 in the unincorporated County area of Quartz Hills. The project is to authorize a new 31,194-square-foot building with 59 parking spaces for an operational center, record storage, maintenance shop, and warehouse.

**Upon approval of the site plan, we recommend the following conditions:**

1. Road:

- 1.1 Dedicate right of way, 50 feet from centerline, on Avenue L, along the property frontage, to the satisfaction of Public Works. An additional 20 feet of right-of-way dedication is necessary. Please contact Public Works' Land Development Division, Subdivision Mapping Section, at (626) 458-4902 to begin the process of preparing the dedication documents. A fee deposit will be required.

- 1.2 Permission is granted to waive the offer of future right of way, 30 feet from the southerly property line of Lots 903 and 905 (Avenue L-2), as originally required under the second portion of Item No. 1 of Certificate of Compliance No. CC-V-88-1389, recorded instrument No., 88-1621859, dated October 7, 1988 (see attached). This CUP condition shall supersede the second portion of Item No. 1 of Certificate of Compliance No. CC-V-88-1389. The first portion of the Certificate of Compliance that reads: "Offer for road right-of-way any portion of the subject property within 50 feet of the centerline for Avenue L" still remains valid.
- 1.3 It shall be the sole responsibility of the property owner to obtain all necessary off-site access easements for the construction of the driveway that transverses Assessor's Parcel No. 3102-026-800.
- 1.4 Construct curb, gutter, base, pavement, and a full-width sidewalk, 42 feet from centerline, on Avenue L, along the property frontage, to the satisfaction of Public Works. Additional sidewalk pop-outs in the vicinity of any above-ground utilities will be necessary to meet current Americans with Disabilities Act (ADA) guidelines. Relocate any affected utilities.
- 1.5 Provide and continuously maintain adequate line of sight from both proposed driveways on Avenue L to the proposed/future sidewalk by restricting all landscaping/walls within the vicinity of the driveway (10 feet from the right-of-way line) to a maximum of three feet in height to the satisfaction of Public Works. This will involve removing/modifying the existing 5-foot-high block wall near the proposed westerly driveway.
- 1.6 Construct adequate curb, gutter, and sidewalk transitions (to the existing AC inverted shoulder/curb) in the vicinity of the easterly and westerly property lines on Avenue L to the satisfaction of Public Works.
- 1.7 Construct driveway approaches to the site to comply with current ADA guidelines and to the satisfaction of Public Works. Relocate any affected utilities. The driveways may need to be depressed.

Please note the proposed "pork-chop" median island as shown on the easterly proposed driveway on Avenue L is not necessarily approved; however, if the "pork-chop" design is determined to be warranted at the detailed plan review stage, an additional right-of-way pop-out (beyond the required right-of-way dedication of 50 feet from the centerline of Avenue L)

will be necessary to the satisfaction of Public Works to accommodate an ADA path of travel.

- 1.8 Remove/relocate all existing private improvements, including the existing 5-foot-high block wall near the westerly property line, within the to be dedicated right of way on Avenue L, to the satisfaction of Public Works.
- 1.9 Plant street trees on Avenue L along property frontage. Existing trees in the right of way shall be removed and replaced if not acceptable as street trees.
- 1.10 Repair any improvements damaged during construction to the satisfaction of Public Works.
- 1.11 All proposed gates shall open inward or slide to the satisfaction of Public Works.
- 1.12 Submit street improvement plans and acquire street plan approval or direct check status before obtaining a grading permit. Please be advised that the County's Quartz Hill Drain project, ID No. RDC0015478, was recently constructed along 50th Street West and extended past the project site. As such, the applicant is hereby placed on notice that due to the above-mentioned County project, a moratorium of at least two years will be placed along the affected roadways. No developer-related construction that involves pavement work within the public right of way will be allowed during the moratorium period. Please contact Ms. Elizabeth Ajalo of Project Management Division at (626) 458-3241 to obtain any additional project information relating to the County's project.
- 1.13 Submit a detailed signing and striping plan (scale: 1 inch = 40 feet) (if determined to be necessary at the design stage) for review and approval on Avenue L, in the vicinity of the property, to address the curb transitions near the westerly and easterly property line and acquire approval or direct check status before obtaining a grading permit.

For questions regarding the road conditions, please contact Matthew Dubiel of Land Development Division at (626) 458-4921 or [mdubiel@dpw.lacounty.gov](mailto:mdubiel@dpw.lacounty.gov).

2. Street Lighting:

- 2.1 Provide street lights on concrete poles with underground wiring (unless otherwise modified by Public Works) along the property frontage on

Avenue L. Submit street lighting plans along with existing and/or proposed underground utility plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.

- 2.2 The applicant shall comply with the conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of a building permit or road improvement permits, whichever occurs first. The required street lighting improvements shall be the sole responsibility of the owner of the project, and the installation must be accepted by the lighting district, per approved plans, prior to issuance of a Certificate of Occupancy.

Conditions of Acceptance for Street Light Transfer of Billing:

All street lights in the project, or the approved project phase, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights within gated communities.

For questions regarding the street lighting conditions, please contact James Chon of Traffic and Lighting Division at (626) 300-4754 or [jchon@dpw.lacounty.gov](mailto:jchon@dpw.lacounty.gov).

3. Grading:

- 3.1 Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and any water quality devices, if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.



Susan Tae  
April 17, 2013  
Page 5

- 3.2 A maintenance agreement may be required prior to grading plan approval for privately maintained drainage devices to the satisfaction of Public Works.
- 3.3 Provide soil/geology approval of the grading plan from Public Works' Geotechnical and Materials Engineering Division, as applicable.
- 3.4 Obtain all applicable jurisdictional permits (if required).
- 3.5 Obtain and submit drainage acceptance letters (if applicable) from all impacted off-site owners.

For questions regarding the grading conditions, please contact Matthew Dubiel of Land Development Division at (626) 458-4921 or [mdubiel@dpw.lacounty.gov](mailto:mdubiel@dpw.lacounty.gov).

4. Drainage:

- 4.1 Comply with the approved Hydrology dated March 18, 2013, or the latest revision, to the satisfaction of Public Works.

For questions regarding the drainage condition, please contact Toan Duong of Land Development Division at (626) 458-4921 or [tduong@dpw.lacounty.gov](mailto:tduong@dpw.lacounty.gov).

5. Sewer:

- 5.1 Secure a sewer lateral connection permit and pay all applicable fees to the satisfaction of the County of Los Angeles Sanitation Districts. Should the applicant request to connect to the County of Los Angeles Department of Public Works' Sewer Maintenance District Sanitary Sewer, the applicant will be required to submit a sewer area study to determine if the capacity is available in the sewerage system servicing this project.

For questions regarding the sewer condition, please contact Massoud Esfahani of Land Development Division at (626) 458-4921 or [mesfahan@dpw.lacounty.gov](mailto:mesfahan@dpw.lacounty.gov).

If you have any other questions or require additional information, please contact Mr. Matthew Dubiel at (626) 458-4921 or [mdubiel@dpw.lacounty.gov](mailto:mdubiel@dpw.lacounty.gov).

MD:tb

P:\dpub\SUBPCHECK\Plan Checking Files\CUP\CUP 201100120\TCUP 201100120\02-19-13 3rd Sub. \CUP 201100120 3rd Subm. Comments.docx

Attach.

## RECORDING REQUESTED BY

Department of Regional Planning  
320 West Temple Street  
Room 1188, Hall of Records  
Los Angeles, California 90012

88 1621859

## AND WHEN RECORDED MAIL TO

Name ROBERT C. DOLLEY  
Street P. O. Box 444  
City Tustin, Calif. 92680

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

31 MIN. 10 AM. OCT 7 1988  
PAST.

FEE \$7 M  
2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

~~CONFIDENTIAL~~

## CERTIFICATE OF COMPLIANCE

CC-V-88-1389

## REQUEST FOR CERTIFICATE OF COMPLIANCE

I/We the undersigned owner(s) of record (and/or vendee(s) pursuant to a contract of sale) in the following described property within the unincorporated territory of the County of Los Angeles, hereby REQUEST the County of Los Angeles to determine if said property described below complies with the provisions of the Subdivision Map Act (Sec 68410 et seq., Government Code, State of California) and the Los Angeles Code, Title 21 (Subdivisions)

*Robert Carlin Dolley*  
Signature

Signature

Signature

Robert Carlin Dolley, trustee

Name (typed or printed)

Name (typed or printed)

Name (typed or printed)

*Sept 21 1988*  
Date

Date

Date

LEGAL DESCRIPTION  
(TYPED)

The East half of the West half of the Northeast quarter of the Northeast quarter of the Northeast quarter of Section 35, Township 7 North, Range 13 West, San Bernardino Meridian, according to the official plat of said land approved by the Surveyor General on February 19, 1956.

Located in the County of Los Angeles, State of California

**CONDITIONAL CERTIFICATE OF COMPLIANCE**

CONTINUATION

CC-V-88-1389

**DETERMINATION OF CONDITIONAL COMPLIANCE**

The above described parcel was not created in compliance with State and County Subdivision regulations. Under current State law, THE PROPERTY MAY BE SOLD, LEASED, FINANCED OR OTHERWISE CONVEYED WITHOUT RESTRICTION. HOWEVER, THE CONDITIONS LISTED BELOW MUST BE FULFILLED BEFORE ISSUANCE OF A BUILDING PERMIT OR OTHER DEVELOPMENT APPROVAL. These conditions are in addition to any permit requirements which may be imposed.

**CONDITION(S):**

1. Offer for road right-of-way any portion of the subject property within 50 feet of the centerline for Avenue L and the South 30 feet of the subject property.
2. Offer said right-of-way as easement to other property owners in Section 35.
3. DEDICATE to the County the Right-to-Restrict-Access from the subject property to said Avenue L.

**NOTES:**

Prior to authorization to build on this property, the applicant will be required to conform to the County building regulations. Such regulations include, but are not limited to, programs for appropriate sanitary sewage disposal and water supply for domestic use and fire suppression.

Geological, soil and/or drainage conditions may exist on the subject property which could limit development or necessitate that remedial measures be taken in order to obtain a building permit.

**88-1621859**

A.N.B.

3102-26-32&amp; 33

DEPARTMENT OF REGIONAL PLANNING -

By

Title

Date

Administrator, LAND USE REG. Div.

DEPARTMENT OF REGIONAL PLANNING  
County of Los Angeles, State of California